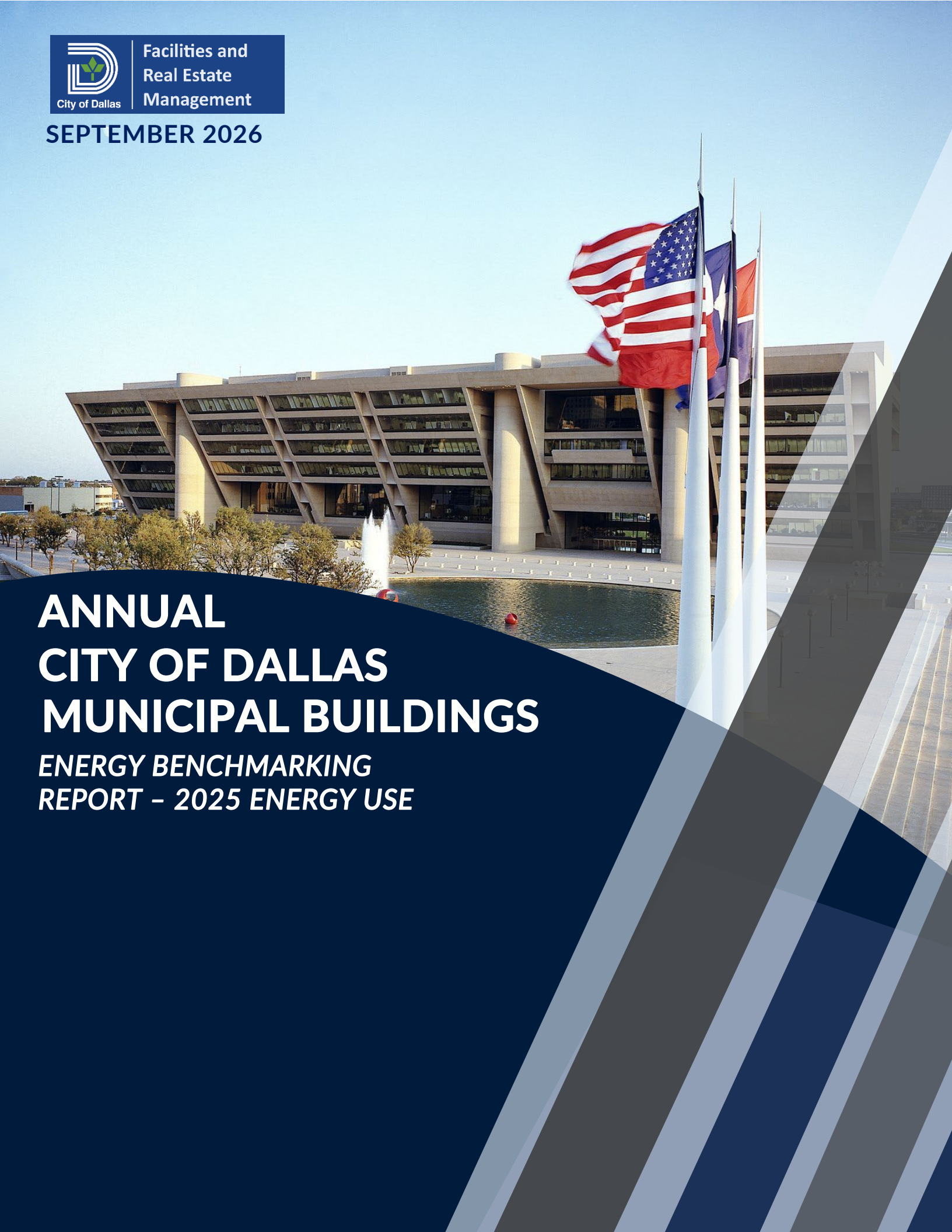




Facilities and
Real Estate
Management

SEPTEMBER 2026

The background of the cover is a photograph of the City of Dallas Administration Center, a large, modern, multi-story building with a distinctive angular design. In the foreground, there is a circular fountain with water spraying upwards. To the right of the fountain, several flagpoles are visible, flying the United States flag and other flags. The sky is clear and blue. The bottom right corner of the cover features a large, dark blue diagonal graphic element.

ANNUAL CITY OF DALLAS MUNICIPAL BUILDINGS

*ENERGY BENCHMARKING
REPORT - 2025 ENERGY USE*

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Introduction

In May 2020, Dallas City Council approved the “Comprehensive Environmental & Climate Action Plan (CECAP)” which provides a comprehensive roadmap that outlines the activities that the City will undertake to improve quality of life, to reduce greenhouse gas emissions, to prepare for the impacts of climate change, and to create a healthier and more prosperous community. Under this plan, the City aims to reduce greenhouse gas emissions by 43% below 2015 levels by 2030 and 100% by 2050 to achieve carbon neutrality.



Buildings



Energy



Transportation



Solid Waste



Water Resources



Ecosystems /
Greenspace



Food / Urban
Agriculture



Air Quality

For 2025 the total City electricity consumption was 672,055 MWh at a cost of \$49.5 million. For the year 2025 City has 3,191 active electricity accounts that City manages of these 366 are classified as buildings.

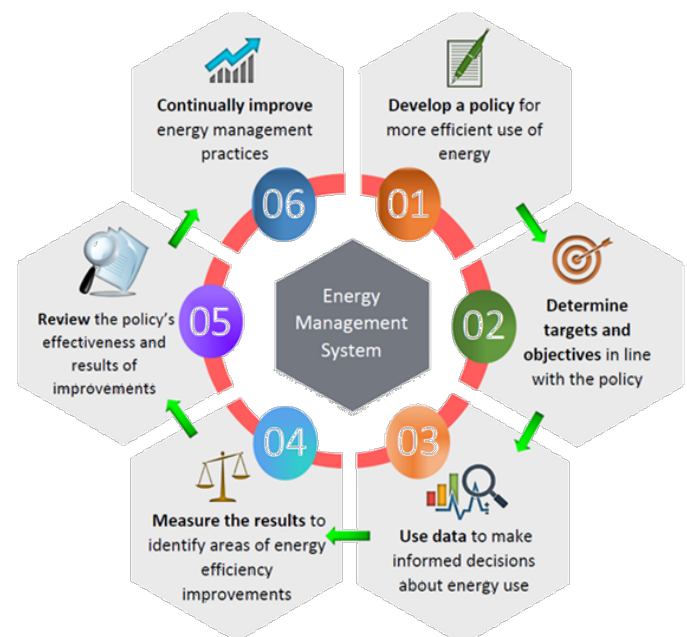
To reach these goals, the City must address carbon emissions from City owned and operated buildings. Recognizing this the City is in the process of tracking energy use in selected municipal buildings with an emphasis on how to better improve City's building energy

performance. This process is known as energy benchmarking.

The City currently tracks 194 buildings in ENERGY STAR Portfolio Manager™. This free online tool is developed by the Environmental Protection Agency (EPA) to assist building owners in tracking energy use over time. In addition, Energy Star Portfolio Manager calculates a building's energy use intensity (EUI), which is how much energy a building consumes relative to its area (kBtu/sqft). Energy Star Portfolio Manager then compares the building's EUI to the national median EUI of buildings of similar uses.

The Energy Management Program at the City was established in 2020 to oversee the energy usage in City buildings, for benchmarking purposes 2019 has been selected as the baseline year to track energy performance of City buildings.

This is the 2025 annual energy benchmarking report for selected municipal buildings owned and operated by the City of Dallas.



City Energy Use

For 2025 the total City electricity consumption was 672,055 MWh at a cost of \$49.5 million. Figure 1 and Figure 2 shows the electricity consumption and cost for all the City accounts from 2019 - 2025. Increased energy cost for 2025 was attributed to increase in Oncor transmission & distribution fees.

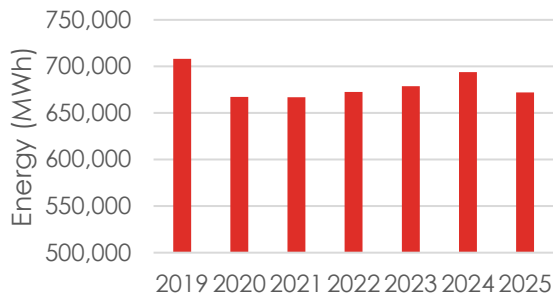


Figure 1: 2019 - 2025
Total City energy usage

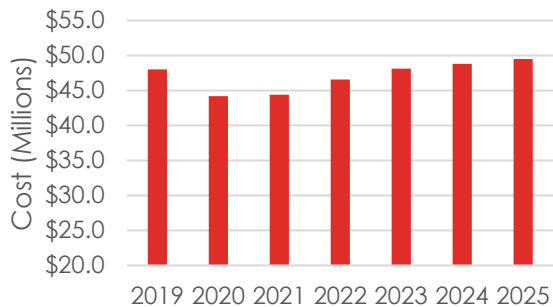


Figure 2: 2019 - 2025 Total City electricity cost

For 2025 the City has a total of 3,191 active electricity accounts that City manages, of these electricity expenses for 2,609 accounts are funded through general funds and 582 accounts are funded through enterprise funds. Figure 3 through Figure 7 shows the electricity usage and cost for general & enterprise funded accounts for 2025.

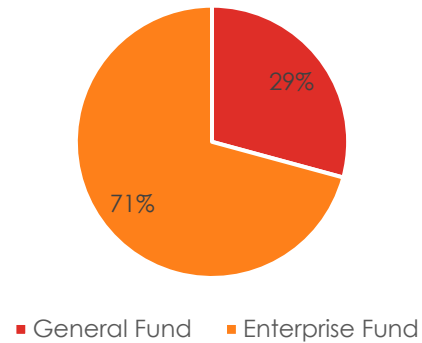


Figure 3: 2025 Total City electricity usage by fund type

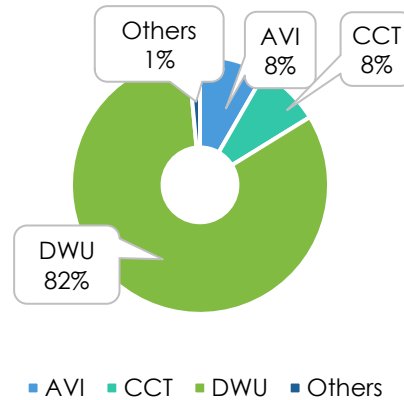


Figure 4: 2025 enterprise funded departments electricity usage

AVI - Aviation
CCT - Convention Center
DWU - Dallas Water Utilities
Others
EFM - Equipment & Fleet
SAN - Sanitation
HOU - Housing

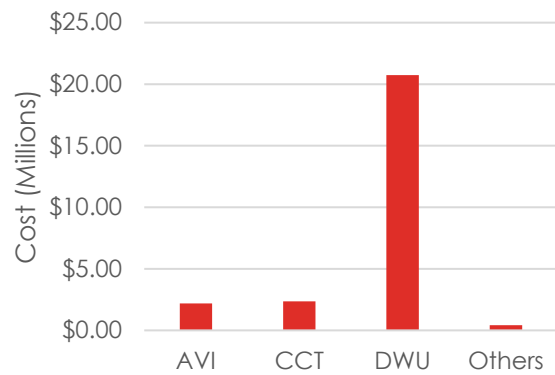


Figure 5: 2025 electricity cost for enterprise

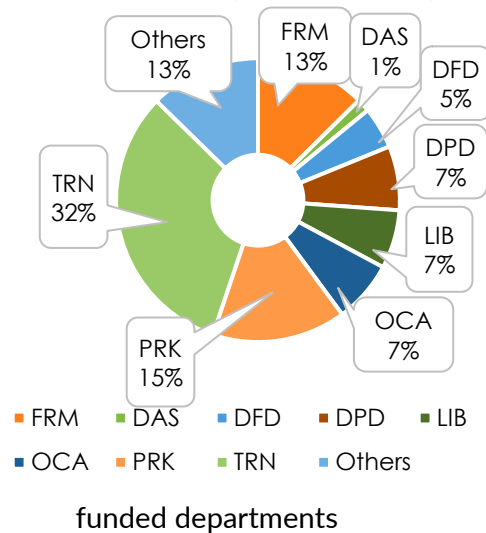


Figure 6: 2025 general funded departments electricity usage

TRN - Transportation
PRK - Park & Recreation
FRM - Facilities & Real Estate Management
OCA - Arts & Culture
LIB - Libraries
DPD - Police
DFR - Fire & Rescue
Others
DAS - Animal Shelter
Fair Park
CCS - Code

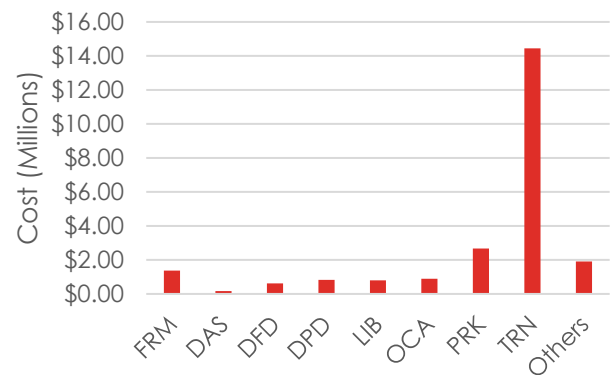


Figure 7: 2025 electricity cost for general funded departments

City Energy Policy and Procurement

On April 10, 2019, City Council adopted the Green Energy Policy (CR 19-0484) documenting the City of Dallas' commitment to:

- Use clean and efficient energy
- Purchase 100 percent renewable energy
- Promote renewable energy projects and partnerships that reduce environmental impacts

City signed a new utility contract with TXU in 2019 to source 100% energy generated from wind energy. The current contract is effective until 2029 and provides a more favorable electricity rate as shown in Figure 8. The current energy policy & electricity contract allows City to meet the CECAP goal for 100% carbon neutrality by 2050 for City operations.

City has been recognized by U.S. Environmental Protection Agency (EPA) Green Power Partnership (GPP) organization as one of the top users of renewable energy for City buildings and facilities operation. Dallas is ranked No.2 in annual green power use in EPA's 2024 Green Power Partnership, Top 30 Local Governments list, and No.35 on their Top 100 National Organizations (including local, state, and federal agencies as well as the private sector). 2025 data was not published by GPP.

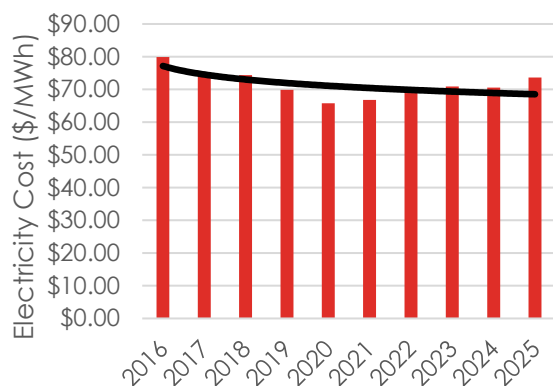


Figure 8: Electricity cost (generation plus transmission & distribution charges)



City of Dallas



**RANKED
NO. 2**

Annual Green Power Use In EPA's 2024 Green Power Partnership Top 30 Local Governments List

**RANKED
NO. 35**

Top 100 National Organizations (including local, state, and federal agencies as well as the private sector.)

Energy Benchmarking

Benchmarking a building allows for review of its energy performance despite intrinsic variables such as a building's size, age, type of use, level of occupancy, and other factors such as weather. Benchmarking municipal buildings helps the City identify opportunities for energy efficiency savings, track building performance, and measure the effectiveness of energy efficiency measures. To date, the City has benchmarked 194 City-owned buildings.

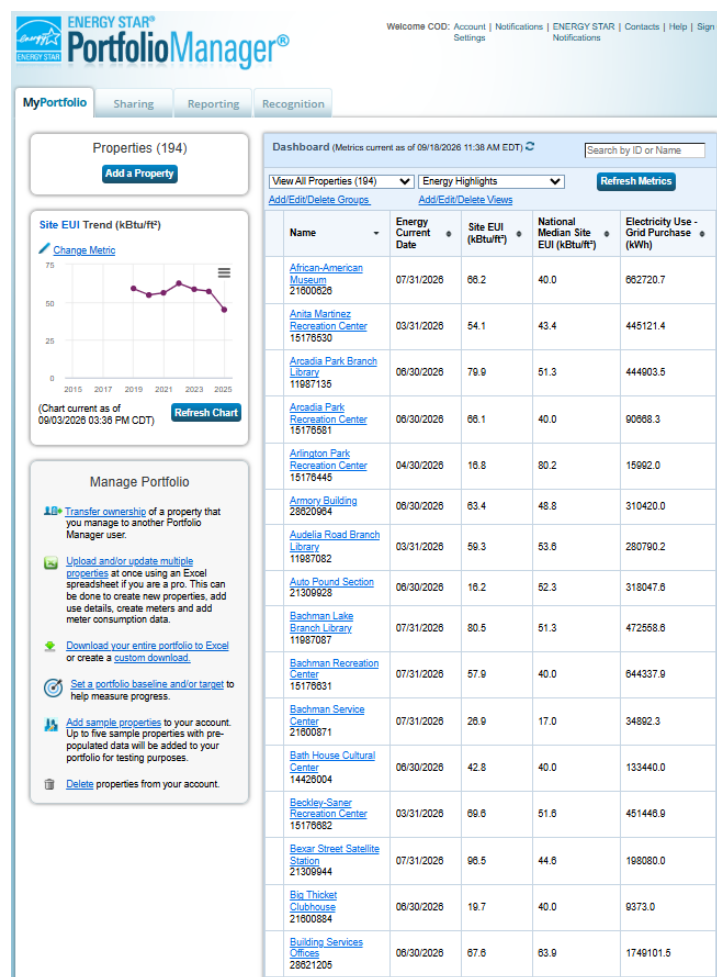
Energy Star Portfolio Manager is a free online building benchmarking tool developed by the United States Environmental Protection Agency (EPA). It enables users to create building profiles by entering basic site information such as year built, number of employees, working hours and total square footage. The user enters a minimum of one year's worth of energy bills for each fuel type.

Energy Star Portfolio Manager then calculates the building's site energy use intensity (EUI) by dividing its total energy used in a single year, represented in kBtu, by its gross square footage. Next, Energy Star Portfolio Manager uses a regression equation specific to each property type that reflects data from the US Energy Information Administration's Commercial Building Energy Consumption Survey (CBECS) to calculate predicted EUI. The resulting actual/predicted EUI ratio is what determines the building's 1-100 Energy Star score. Buildings with a score of 50 perform better than fifty percent of peer buildings, while buildings scoring 75 or above are in the top 75th percentile, making them eligible for Energy Star certification.

An Energy Star score is dependent on a nationally representative data set and robust analysis. Because of this technical foundation, many of the City's municipal buildings, such as

fire stations, recreation centers, libraries and service buildings cannot be benchmarked with

an Energy Star score. Alternatively, these buildings are benchmarked on the basis of site EUI. For this report, site EUI for each building is compared to the site EUI of other similar type buildings represented by the national survey data.



Building Portfolio

A total of 194 City owned buildings, comprising of 6,496,583 square feet of occupied space, have been energy benchmarked in Energy Star Portfolio Manager. Of the 194 buildings 57 are parks & recreational facilities, 28 libraries, 58 fire stations, 11 police facilities, 13 arts & cultural facilities and 27 administrative & other facilities.

The energy management program at the City was established in 2020 to oversee the energy usage in City buildings. For benchmarking purposes, 2019 EUI has been selected as the baseline year to track energy performance of City buildings. Figure 9 shows the 2025 EUI for all 194 buildings in relation to the 2019 EUI baseline. There has been a reduction of 24% in 2025 EUI compared to 2019 EUI baseline.

For data consistency in Energy Star Portfolio Manager all the energy usage follows calendar year and not the fiscal year.

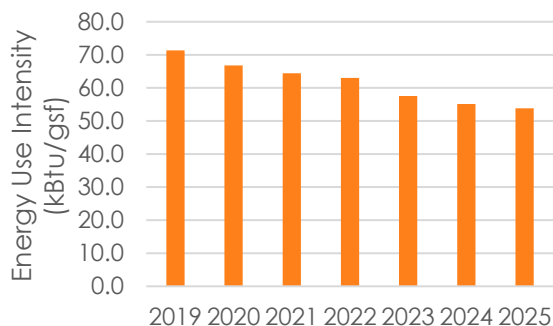
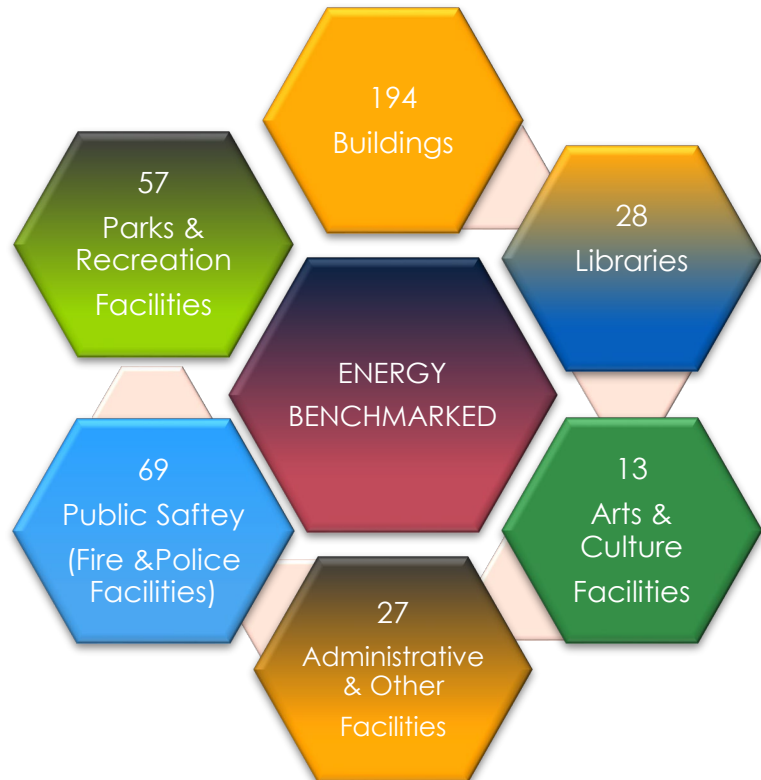


Figure 9: Benchmarked buildings portfolio EUI



Energy Benchmarking Analysis - Libraries

A total of 28 libraries comprising of 1,091,045 square foot of occupied space have been energy benchmarked in Energy Star Portfolio Manager. Based on the EUI analysis from Energy Star Portfolio Manager 9 libraries performed well (highlighted in the table below), whereas 19 libraries have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. Table 1 below lists the Energy Star Portfolio Manager EUI data for all the 28 libraries.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Arcadia Park Branch Library	82.2	51.3	60.1
Audelia Road Branch Library	57.6	53.8	7.1
Bachman Lake Branch Library	78.7	51.3	53.3
Dallas West Branch Library	68	58.2	16.8
Forest Green Branch Library	22.8	51.3	-55.6
Fretz Park Branch Library	56.4	51.5	9.6
Grauwylar Park Branch Library	58.7	51.3	14.5
Hampton-Illinois Branch Library	68	57.8	17.6
Highland Hills Branch Library	63.9	54.1	18
J. Erik Jonsson Central Library	39.7	57.3	-30.8
Kleberg Rylie Branch Library	137.4	74.2	85.3
Lakewood Branch Library	106.6	58	83.6
Lochwood Branch Library	33.6	51.3	-34.4
Mountain Creek Branch Library	75.5	61.4	22.9
North Oak Cliff Branch Library	52.5	51.3	2.3
Oak Lawn Branch Library	95.2	60.5	57.2
Park Forest Branch Library	130.3	60.1	116.8
Paul Laurence Dunbar Lancaster-Kiest Branch Library	126.8	61.4	106.5
Pleasant Grove Branch Library	47.5	51.3	-7.3
Polk-Wisdom Branch Library	37.7	51.3	-26.6
Prairie Creek Branch Library	53.9	51.3	5.1
Preston Royal Branch Library	107.8	61.3	75.9
Renner Frankford Branch Library	57.5	63.1	-8.9
Skillman Southwestern Branch Library	55.7	51.3	8.5
Skyline Branch Library	54.5	51.3	6.3
Timberglenn Branch Library	49	51.3	-4.4
Vickery Park Branch Library	46.1	51.3	-10.2
White Rock Hills Branch Library	42.1	51.3	-17.9

Table 1: Energy Star Portfolio Manager EUI data for libraries



Energy Benchmarking Analysis – Dallas Fire & Rescue

A total of 58 fire stations comprising of 561,218 square foot of occupied space have been energy benchmarked in Energy Star Portfolio Manager. Based on the EUI analysis from Energy Star Portfolio Manager 12 fire stations performed well (highlighted in the table below), whereas 46 fire stations have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. Table 2 below lists the EUI data for all the 58 fire stations.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Fire Station #01	78.3	62.9	24.4
Fire Station #02	77.5	65.3	18.7
Fire Station #03	61.3	63.4	-3.3
Fire Station #04	33.8	44.6	-24.2
Fire Station #05	77.2	61.5	25.6
Fire Station #06	89.2	52.4	70.2
Fire Station #07	86.5	68.7	25.9
Fire Station #08	97	68.2	42.2
Fire Station #09	59.9	62.5	-4.2
Fire Station #10	77	61.4	25.4
Fire Station #11	77.9	52	49.9
Fire Station #12	103.6	72.9	42.1
Fire Station #13	101.5	62.4	62.8
Fire Station #14	71.5	61.8	15.7
Fire Station #15	77.5	61.4	26.3
Fire Station #16	23.9	44.6	-46.5
Fire Station #17	110.7	68.6	61.4
Fire Station #18	90	62.5	44
Fire Station #19	43.9	44.6	-1.5
Fire Station #20	96.4	72.5	33
Fire Station #21	87.8	65	35.1
Fire Station #22	37.2	66.5	-44.1
Fire Station #23	75.8	65.7	15.4
Fire Station #24	121.6	65.7	85.2
Fire Station #25	135.7	66.2	105.2
Fire Station #26	90	63.5	41.7
Fire Station #27	54.9	44.6	23.1
Fire Station #28	39.2	50.6	-22.5
Fire Station #29	75.4	68.3	10.4
Fire Station #30	46.4	44.6	4
Fire Station #31	66.4	62.3	6.6
Fire Station #32	52.4	51.6	1.5

Property Name	Site EUI (kBtu/ft²)	National Median Site EUI (kBtu/ft²)	% Difference from National Median Site EUI
Fire Station #33	78.4	63.9	22.6
Fire Station #34	49.2	44.6	10.4
Fire Station #35	51.9	58.2	-10.8
Fire Station #36	24	55.2	-56.5
Fire Station #37	115.1	66.8	72.4
Fire Station #38	113.2	70.3	61.1
Fire Station #39	84	62	35.4
Fire Station #40	110.6	70.1	57.8
Fire Station #41	49.1	44.6	10.1
Fire Station #42	76.6	63.3	21.2
Fire Station #43	107.9	61.5	75.3
Fire Station #44	66.7	60.6	10
Fire Station #45	56.5	64.4	-12.4
Fire Station #46 (331 E Camp)	100.1	44.6	124.5
Fire Station #47	93.2	64.1	45.3
Fire Station #48	40.8	65.1	-37.3
Fire Station #49	90.4	70.4	28.4
Fire Station #50	91.9	57.3	60.3
Fire Station #51	71.4	64.5	10.7
Fire Station #52	82.8	66.3	24.9
Fire Station #53	101.1	65.7	53.9
Fire Station #54	100.8	68.5	47.2
Fire Station #55	66.4	54.6	21.7
Fire Station #56	134.3	81.6	64.6
Fire Station #57	85.6	64.4	32.9
Fire Station #58	4	44.6	-91

Table 2: Energy Star Portfolio Manager EUI data for fire stations



Energy Benchmarking Analysis – Parks & Recreation

A total of 57 parks & recreation facilities comprising of 868,788 square foot of occupied space have been energy benchmarked in Energy Star Portfolio Manager. Based on the EUI analysis from Energy Star Portfolio Manager 13 recreation centers performed well (highlighted in the table below), whereas 44 recreation centers have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. One recreation center has EUI data incomplete. Table 3 below lists the EUI data for all the 57 parks & recreation facilities.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Anita Martinez Recreation Center	57.4	44.5	28.8
Arcadia Park Recreation Center	69.9	40	74.7
Arlington Park Recreation Center	34.6	72.1	-52
Bachman Recreation Center	55.7	40	39.3
Beckley-Saner Recreation Center	81.4	55.3	47.2
Big Thicket Clubhouse	19.1	40	-52.3
Campbell Green Recreation Center	41.5	40.5	2.5
Cedar Crest Golf Course Clubhouse	4	39.1	-89.9
Cedar Crest Maintenance Barn	47.7	34.6	37.8
Children's Aquarium Dallas	156.5	40	291.3
Churchill Recreation Center	51.4	52.3	-1.7
Cummings Recreation Center	57.9	46.2	25.4
Eloise Lundy Recreation Center	42	40	4.9
Exall Recreation Center	82.4	50.6	63
Exline Recreation Center	50.4	52.1	-3.3
Fireside Recreation Center	76	58.7	29.4
Fretz Park Recreation Center	85.9	47.8	79.5
Fruitdale Recreation Center	60.5	61.5	-1.6
Grauwyler Recreation Center	53.7	50.5	6.4
Grover Keeton Cart Barn	72.4	34.6	109.1
Grover Keeton Club House	118.8	39.1	203.4
Grover Keeton Maintenance Barn	104.3	34.6	201.4
Harry Stone Recreation Center	90.7	52.1	74.2
Janie C Turner Recreation Center	70.6	49.5	42.6
Jaycee Zaragoza Recreation Center	61	47.3	29
JC Phelps Recreation Center	68.1	46.9	45.2
Juanita Craft Recreation Center	54.5	40	36.2
K.B.Polk Recreation Center	74.4	49.4	50.6
Kidd Springs Recreation Center	29.8	49.4	-39.8
Kiest Park Recreation Center	35.9	40	-10.4

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Kiest Tennis Center	387	40	867.4
Kleberg-Rylie Recreation Center	95.1	59.3	60.5
L.B. Houston - Golf Cart Barn	51.7	34.6	49.3
L.B. Houston - Repair Shop	50.7	34.6	46.6
L.B. Houston - Tennis	169.9	40	324.6
Lake Highlands North Recreation Center	39.2	40	-2.1
Larry Johnson Recreation Center	62.4	54.8	13.9
Marcus Annex Senior Center	102.3	40	155.7
Marcus Recreation Center	90.8	46.1	97
Martin Weiss Recreation Center	100.8	43.6	131.2
Mattie Nash Myrtle Davis Recreation Center	45.1	42.2	6.9
Mildred Dunn Recreation Center	63.9	40	59.7
New Singing Hill Recreation Center	72.3	40	80.8
Park in the Woods Recreation Center	53.2	40	32.9
Pike/Santos Rodriguez Recreation Center	25.7	43	-40.4
Pleasant Oaks Recreation Center	52.5	47.8	9.9
Reverchon Recreation Center	69.9	50.3	39
Ridgewood Belcher Recreation Center	66	40	65.1
Samuell Grand Recreation Center	66.2	44.8	47.5
Stevens Club House	117.2	39.1	199.5
Stevens Golf - Maintenance Shop Building	68.9	34.6	99.1
Thurgood Marshall Recreation Center	21.8	40	-45.4
Timberglen Recreation Center	66.5	50.3	32
Tommie M Allen Recreation Center	58.1	40	45.3
Umphress Recreation Center	12.3	40	-69.2
Walnut Hill Recreation Center	35.7	40	-10.7
Willie B Johnson Recreation Center	312.8	40	681.9

Table 3: Energy Star Portfolio Manager EUI data for parks & recreation facilities

Energy Benchmarking Analysis – Arts & Culture Facilities

A total of 13 arts & culture facilities comprising of 861,612 square foot of occupied space have been energy benchmarked in Energy Star Portfolio Manager. Based on the EUI analysis from Energy Star Portfolio Manager 2 arts & culture facilities performed well (highlighted in the table below), whereas 11 arts & culture facilities have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. Table 4 below lists the EUI data for all the 13 arts & culture facilities.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
African-American Museum	68.7	40	71.7
Bath House Cultural Center	47.8	40	19.5
Dallas City Performance Hall	74.4	40	85.9
Dallas Museum of Art	48.1	40	20.2
Dallas Theater Center - Kalita Humphreys Theater	53.5	40	33.9
Dallas Theater Center - Second Thought Theater	41	40	2.6
Hall of State	23.9	40	-40.4
Juanita Craft Civil Rights House	85.9	40	114.7
Latino Cultural Center	164.2	40	310.6
Majestic Theatre	68.9	40	72.3
Museum of Natural History	46.4	40	16
Oak Cliff Cultural Center	43.4	39.1	11
South Dallas Cultural Center	36.9	40	-7.8

Table 4: Energy Star Portfolio Manager EUI data for arts & culture facilities



Energy Benchmarking Analysis – Police Facilities

A total of 11 new police facilities comprising of 712,616 square foot of occupied space were energy benchmarked in Energy Star Portfolio Manager since 2021. Based on the EUI analysis from Energy Star Portfolio Manager 3 police facilities performed well (highlighted in the table below), whereas 8 police facilities have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. Table 5 below lists the EUI data for all the 11 police facilities.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Bexar Street Satellite Station	86.7	44.6	94.3
Dallas Police Academy Training Building	35	63.5	-44.9
DPD Property and Evidence Unit	69.6	63	10.5
Jack Evans Police Headquarters	40.8	45	-9.3
North Central Patrol	71.2	54.3	31.1
North East Patrol	75.1	56.2	33.6
North West Patrol	48.9	44.6	9.6
Quartermaster Section	37.1	44.6	-16.9
South Central Patrol	90.3	44.6	102.6
South East Patrol	49.5	46.3	6.9
South West Patrol	57.6	44.6	29.1

Table 5: Energy Star Portfolio Manager EUI data for police facilities

Energy Benchmarking Analysis – Administrative & Other Facilities

A total of 27 administrative and other facilities comprising of 2,401,304 square foot of occupied space have been energy benchmarked in Energy Star Portfolio Manager. Based on the EUI analysis from Energy Star Portfolio Manager 17 administrative and other facilities performed well, whereas 10 administrative and other facilities have EUI greater than the EUI for similar benchmarked buildings and present opportunities to implement energy conservation measures to reduce energy usage. Table 6 below lists the EUI data for all the 27 administrative and other facilities.

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Armory Building	68.4	49.3	38.9
Auto Pound Section	14.8	52.8	-72.1
Bachman Service Center	32.6	17.5	86.7
Building Services Offices	66.8	64.3	3.8
City Hall	75.1	76.1	-1.4
Dallas Fire Rescue	80.6	53.6	50.3
District 8 Council Office	42.8	47.8	-10.5
EBS Roofing & Maintenance	49.9	34.6	44.1
Eco Park	66	35	88.7
Fair Oaks Service Center	5	17.1	-70.8
Fire Training Administration	43	66.8	-35.6
Hensley Field – Auto Parts Storage	30.6	34.6	-11.5
I.C. Harris Building	22.5	31.9	-29.3
Municipal Courts Headquarters	25	48.9	-49
Northeast Service Center	7.4	34.6	-78.6
Northwest Service Center	83.7	34.6	141.9
Oak Cliff Municipal Center	41.6	57.1	-27.1
Offices of Code Compliance	9.7	48.7	-80.1
Park Central Service	27	17.5	54.8
Radio Shop/Communications Building	62.9	31.9	97.2
South Central Community Code	0	52.9	-100
Southeast Service Center	32	34.6	-7.5
Southwest Facility Community Code District Office (Code Compliance)	1.9	54.1	-96.4
Southwest Service Center	10.4	34.6	-69.9
Stemmons Building	48.2	66.8	-27.8

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Thanksgiving Square	14.1	39.1	-63.9
West Dallas Multipurpose Center	100.8	48.8	106.7

Table 6: Energy Star Portfolio Manager EUI data for administrative & other facilities

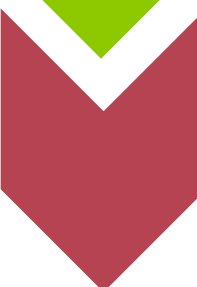
Next Steps

The Energy Management Team at the Department of Facilities Management has established the following goals for the upcoming fiscal year:

- 
- Continue efforts to reduce energy use intensity at City-owned buildings

- 
- Develop programs for implementing renewable energy and energy conservation measures at City-owned buildings such as solar PV & LED lighting

- 
- Monitor and communicate energy saving efforts and achievements
 - Continue work on FY26-27 CECAP action items

- 
- Complete construction of pilot solar PV + battery energy storage system project at Bachman Recreation Center, solar PV at Beckley Saner Recreation Center
 - Complete construction of lighting improvements at 5 City buildings under Energy Efficiency & Conservation Block Grant (EECBG)

For additional information or questions, please contact;
Srinivas Vemuri at srinivas.vemuri@dallas.gov and 214-671-8392.